

Single Family Residence **RESIDENTIAL**

11486 RIVER RUN PKWY

COMMERCE CITY, CO 80640

\$447,392 TopHap Estimate · \$302 / ft² · confidence 93 · as of Jul 14, 2026



3

BEDS

2

BATHS

1,482 ft²

LIVING AREA

0.14 ac

LOT SIZE

1999

YEAR BUILT

1

STORIES

7

ROOMS

2

PARKING

VALUATION

\$447K

\$415K low

\$480K high

Last Sale

\$310,000 · Jan 31, 2017

Est. Owner Equity

\$143,007

Loan-to-Value

68%

TAX & ASSESSMENT

Property Tax	\$1,743 (2025)
Assessed Value	\$28,000
Previous Assessed	\$31,630
Assessor Market Value	\$448,000

PROPERTY FACTS

Property Type	Single Family Residence
Style	Split Level
County	Adams
Lot (acres)	0.14
Construction	Frame (Unspecified)
Roof	Composition Shingle
Heating	Forced Air
Cooling	Central
Fireplace	Yes
Garage	Garage, Attached

Porch · 72 ft²

TRANSACTION HISTORY

DATE	TYPE	DEED	PRICE	\$/FT²	LOAN
Jan 3, 2017	Quitclaim	Quit Claim Transfer			
Jan 27, 2017	Resale	Warranty Deed	\$310,000	\$209	\$304K
Jun 5, 2013	Quitclaim	Quit Claim Transfer			
Apr 9, 2012	Resale	Grant Deed	\$161,100	\$109	\$157K
Sep 16, 2011	Foreclosure sale	Trustees Deed			
Aug 30, 2011	Resale	Certificate Of Purchase	\$168,466	\$114	
Jun 16, 2003	Resale	Grant Deed	\$211,500	\$143	\$169K
Dec 21, 1999	Resale	Grant Deed	\$56,600	\$38	\$155K

ASSIGNED SCHOOLS

SCHOOL	LEVEL	GRADES	DISTANCE
Thimmig Elementary School	Elementary	PK–5	0.2 mi
Prairie View High School	High	9–12	1.0 mi

Prairie View Middle School	Middle	6–8	1.2 mi
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District: Brighton School District 27j

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

NEIGHBORHOOD · ZIP 80640

61 CRIME INDEX	95 AIR POLLUTION	14,556 POPULATION	\$94K MEDIAN IN-COME	51°F AVG TEMP	69% SUNSHINE
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Index values: 100 = US average; lower is better.

OWNERSHIP

Occupancy	Owner occupied
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